160.0	0002	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	757,600 / 757,600
					USE VALUE:	757,600 / 757,600
					ASSESSED:	757,600 / 757,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SNELL GEORGE F III		
Owner 2:	RIVERA ANA M		
Owner 3:			
Street 1:	72 CLAREMONT AVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	CARTUS FINANCIAL CORP -
Owner 2:	-
Street 1:	40 APPLE RIDGE RD
Twn/City:	DANBURY
St/Prov:	CT Cntry:
Postal:	06810

NARRATIVE DESCRIPTION

This parcel contains 4,903 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Wood Shingle Exterior and 1650 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4903.000	356,400	4,200	397,000	757,600
Total Card	0.113	356,400	4,200	397,000	757,600
Total Parcel	0.113	356,400	4,200	397,000	757,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 459.15 | /Parcel: 459.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	106708
GIS Ref	
GIS Ref	
Insp Date	06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 160.0-0002-0010.0

!12512!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	356,500	4200	4,903.	397,000	757,700	757,700	Year End Roll	12/18/2019
2019	101	FV	294,800	4200	4,903.	397,000	696,000	696,000	Year End Roll	1/3/2019
2018	101	FV	269,900	3400	4,903.	351,600	624,900	624,900	Year End Roll	12/20/2017
2017	101	FV	269,900	3400	4,903.	294,900	568,200	568,200	Year End Roll	1/3/2017
2016	101	FV	269,900	3400	4,903.	294,900	568,200	568,200	Year End	1/4/2016
2015	101	FV	261,500	3400	4,903.	255,200	520,100	520,100	Year End Roll	12/11/2014
2014	101	FV	261,500	3400	4,903.	246,700	511,600	511,600	Year End Roll	12/16/2013
2013	101	FV	261,500	3400	4,903.	234,800	499,700	499,700		12/13/2012

PRINT

Date	Time
12/11/20	02:35:45

LAST REV

Date	Time
07/05/18	10:34:23

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12512

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARTUS FINANCIA	48112-569		9/5/2006	Bank Sale	543,000	No	No		
MILLER CHRISTOP	48112-566		9/5/2006	Forclosure	543,000	No	No		
STOLER EDWARD/E	26702-543		9/27/1996		275,000	No	No		Y

USER DEFINED

Prior Id # 1:	106708
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2017	903	Redo Bat	15,000	C				
10/31/2014	1474	Redo Kit	25,500					Renovation of kitc
4/25/2007	279	Re-Roof	8,450					

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	BS	Barbara S
12/24/2008	Meas. Denied	336	PATRIOT
1/25/2007	MLS	MM	Mary M
2/5/2000	Inspected	197	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4903		Sq. Ft.	Site		0	70.	1.16	8									396,964						397,000	

Total AC/HA:	0.11256	Total SF/SM:	4903	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	396,964	Spl Credit		Total:	397,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28636360
Const Adj.:	0.98000199
Adj $ / SQ:	157.580
Other Features:	103750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	437863
Depreciation:	81443
Depreciated Total:	356420

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

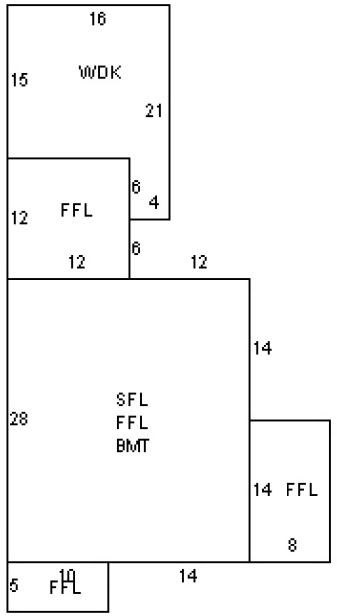
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	173.34
Special Features:	0	Val/Su Net:	137.82
Final Total:	356400	Val/Su SzAd	216.00

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	157.580	154,113
BMT	Basement	672	47.270	31,768
SFL	Second Floor	672	157.580	105,894
WDK	Deck	264	9.590	2,532

Net Sketched Area:	2,586			Total:	294,307
Size Ad	1650	Gross Are	2586	FinArea	1650

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 160.0-0002-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1931	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	12X19	A	AV	2006	3.89	T	10.4	101			800			800

More:	N	Total Yard Items:	4,200	Total Special Featues:		Total:	4,200